

**HARTLAND TOWNSHIP  
PLANNING COMMISSION MEETING  
AT THE TOWNSHIP HALL  
SEPTEMBER 11, 2003  
7:00 PM**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF SEPTEMBER 11, 2003 PLANNING COMMISSION AGENDA
5. APPROVAL OF SEPTEMBER 4, 2003 PLANNING COMMISSION MINUTES
6. CALL TO PUBLIC

## OLD AND NEW BUSINESS

- |    |                                                                      |                                 |            |                    |
|----|----------------------------------------------------------------------|---------------------------------|------------|--------------------|
| 7. | APPLICANT: LAKEVIEW 59 L.L.C<br>DISTRICT PROPOSED SERVICE DRIVE      | SITE PLAN APPLICATION #337      | SECTION 21 | GENERAL COMMERCIAL |
| 8. | APPLICANT: CHARLES & NANCY SNEATH / DESINE-WAYNE PERRY<br>SECTION 01 | METES & BOUNDS APPLICATION #681 |            |                    |
| 9. | APPLICANT: JHL ASSOCIATES / DESINE-WAYNE PERRY                       | METES & BOUNDS APPLICATION #682 | SECTION 28 |                    |

10. DISCUSSION ON COMPREHENSIVE PLAN
11. REVIEW OF MCKENNA'S FINAL DRAFT OF ORDINANCE PROVISIONS FOR PD (PLANNED DEVELOPMENT) & RR (RESIDENTIAL RECREATION)
12. DISCUSSION ON MCKENNA'S OPEN SPACE TEXT AMENDMENT
13. CALL TO PUBLIC
14. COMMITTEE REPORT
15. ADJOURNMENT

**NEXT REGULAR MEETINGS SEPTEMBER 18, 2003  
SEPTEMBER 25, 2003**

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas and Commissioner Petrucci. Commissioner Colaianne arrived at 7:05 p.m., Commissioner Phillips arrived at 7:05 p.m. and Commissioner Germane arrived at 7:30 p.m. Also present: David Nicholson of McKenna Associates and Director Olney. In the audience, Supervisor Rhodes and Trustee Kuhn.

4. **APPROVAL OF SEPTEMBER 11, 2003 PLANNING COMMISSION AGENDA** – Remove item #10.

Move to approve the September 11, 2003 Planning Commission agenda as amended. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 4-0-3.

5. **APPROVAL OF SEPTEMBER 4, 2003 PLANNING COMMISSION MINUTES** – Move to approve the September 4, 2003 Planning Commission minutes as presented. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 4-0-3.

6. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

#### **OLD AND NEW BUSINESS**

7. **APPLICANT: LAKEVIEW 59 LLC SITE PLAN APPLICATION #337 SECTION 21 GENERAL COMMERCIAL DISTRICT PROPOSED SERVICE DRIVE** – Owner Joe Przygoda was present with Dan Depner of Boss Engineering. The application is to install a service drive along M59 and connect the car wash access drive with the bank drive. The applicant is denied a curb cut on M59 by MDOT and needs this to access his property. He is currently considering four splits of the parcel and wants access from each parcel onto the service drive. Mr. Nicholson summarized his August 18, 2003 review of the application concerning adequate stacking room for traffic coming off M59 if any of the planned uses are auto intensive, front setback parking, detention pond fence and other issues.

Site Plan #201 for this site has expired. This application is only for the service drive.

Commissioner Colaianne was in favor of the access drive but advised caution in getting the best, most workable design possible.

Mr. Nicholson – The ordinance allows the access drive in the M59 setback but this may not be the best place for it. Landscaping with a blend of evergreen and deciduous plantings could be used to shield the chain link fence from view around the detention pond.

Mr. Przygoda – Considering two medical buildings, a bank and possibly a car wash / oil change. It was the consensus of the Commission to move the road back and redesign the connection at Bogie's to give the maximum space for stacking and to use landscaping to shield the chain link fence around the detention pond. Keeping the slope shown on the pond will save some usable area to allow the drive to be moved back.

Move to table Site Plan Application #337. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 6-0-1.

**8. APPLICANT: CHARLES AND NANCY SNEATH / DESINE - WAYNE PERRY  
METES AND BOUNDS APPLICATION #682 SECTION 28**

– Chairman Fountain noted that the checklist was not signed by the Assessor but the application was signed.

The parcel is at Clyde and Tipsico Lake Road. There is an existing house on parcel B. Part of the parcel is on both sides of Tipsico Lake Road.

The Planning Commission would like to add a discussion of accessory structures on proposed splits that will be left without a principal structure to the active issues list.

Move to recommend approval of Metes and Bounds Application #681 for Charles and Nancy Sneath / Desine – Wayne Perry. Tax Id. # 08-01-400-028. for purposes of the State Land Division Act and the Hartland Township Zoning Ordinance #37. The Planning Commission recognizes that the existing outbuilding is not approved by the Ordinance but past Board decisions have been not to remove existing buildings. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

**9. APPLICANT : JHL ASSOCIATES / DESINE – WAYNE PERRY METES AND  
BOUNDS APPLICATION #682 SECTION 21**

– Mr. Perry distributed a corrected plan dated September 11, 2003.

Trustee Phillips – There may be a planned development agreement for this site. Possibly from 1992. It should be researched to see if there are any restrictions that should be considered.

Move to recommend approval for JHL Associates / Desine – Wayne Perry of Metes and Bounds Application #682 in Section 28. Tax Id.# 08-28-100-020. This recommendation is based on revised plans dated September 11, 2003 and is per the State Land Division Act and the Hartland Township Zoning Ordinance #37. Prior to Township Board action, the possible planned development should be researched by staff. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

Item #12 will be next on the agenda.

**12. DISCUSSION ON MCKENNA'S OPEN SPACE TEXT AMENDMENT** – Chairman Fountain pointed out a change in the text. Concerning open space it should read “Buildings, except as specified here” should be open space such as recreation centers.

There was a discussion of using a figure such as “50 %” to designate the amount of lake that could be considered usable open space in the definition of open space. Allowing a percentage would potentially allow for higher density in SR zoning.

It was consensus to leave 300 feet from the high water mark as the usable open space in a lake.

Add “as amended” to the reference to Act 451.

Move to set a public hearing on the Open Space Text Amendment on October 9, 2003. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

Recess – 8:43 p.m.

Resume – 8:46 p.m.

Chairman Fountain amended the agenda to allow representatives of the Schaefer Club to come forth. Club member David Henry was present with surveyor Doug Richardson. The club was former in the early 20<sup>th</sup> century under recreational law. There are currently 8 buildings, 2 garages and assorted accessory buildings on the site. Some cottages have become homes that have not been deeded as such. The State has decided that the Club owns all the buildings. The owners are seeking a method to go forward with deeding the various properties.

Mr. Nicholson – They could consider establishing detached condos in SR zoning.

Mr. Henry noted that there are very small setbacks.

Commissioner Colaianne – They could establish a planned development, condos or go forth under the land division act. He advised consulting a property attorney.

Advised that detached condos and go to the ZBA may be the simplest fix.

**11. REVIEW OF MCKENNA'S FINAL DRAFT OF ORDINANCE PROVISIONS FOR PD (PLANNED DEVELOPMENT) AND RR ( RECREATIONAL RESIDENTIAL) –** The September 5, 2003 revision is the draft being used for discussion.

Move to recommend that amended Article 14 of the Hartland Township Zoning Ordinance #37 titled RR (Recreational Residential ) be sent to County Planning for review and recommendation. The Planning Commission recommends approval by the Hartland Township Board. Motion Colaianne. Second Germane. Voice Vote. Motion Carried. 7-0-0.

The September 9, 2003 revision is the draft being used for discussion.

Move to recommend that amended Article 29 of the Hartland Township Zoning Ordinance #37 titled PD ( Planned Development) be sent to County Planning for review and recommendation. The Planning Commission recommends approval by the Hartland Township Board. Motion Colaianne. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

Chairman Fountain noted that a flow chart for the approval process would be helpful.

Trustee Phillips reiterated that she was not comfortable allowing the ZBA to amend the PD agreements through the appeals process.

**13. CALL TO THE PUBLIC –** There being no response, the call to the public was closed.

#### **14. COMMITTEE REPORTS**

*Fountain* – There was an economic committee meeting with extensive discussion of the comprehensive plan. It generated a Tax Revenue Comparison of Industrial and Residential Zoning as prepared by Chairman Fountain and distributed to the Commission.

The Planning Commission would conduct a public hearing on the proposals and satisfy the requirements of the new statute.

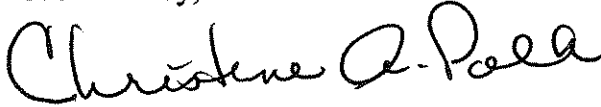
Trustee Kuhn offered an update on the sewer at the September 18 meeting. It was determined that time constraints might make another meeting a more appropriate time for this.

*Phillips* – The Annual Planning Conference is October 15, 2003 if any Commissioners are interested.

**15. ADJOURNMENT** – The meeting was adjourned at 9:18 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk  
Recording Secretary



D. Kalenauskas  
Planning Commission Secretary

Next Meetings – September 18 and September 25

## ACTIVE ISSUES LIST

1. 7-12-01 Review size allowed for wall signs based on linear feet.
2. 2-21-02 Review Temporary Accessory Endeavor Permits – operating on private property.
3. 3-14-02 Review and revise subdivision regulations
4. 10-24-02 Accessory structures on stacked lots
5. 11-4-02 Discussion on Lighting Ordinance
6. 3-13-03 Speed Limits
7. 9-11-03 Accessory Buildings on parcels created without a principal structure